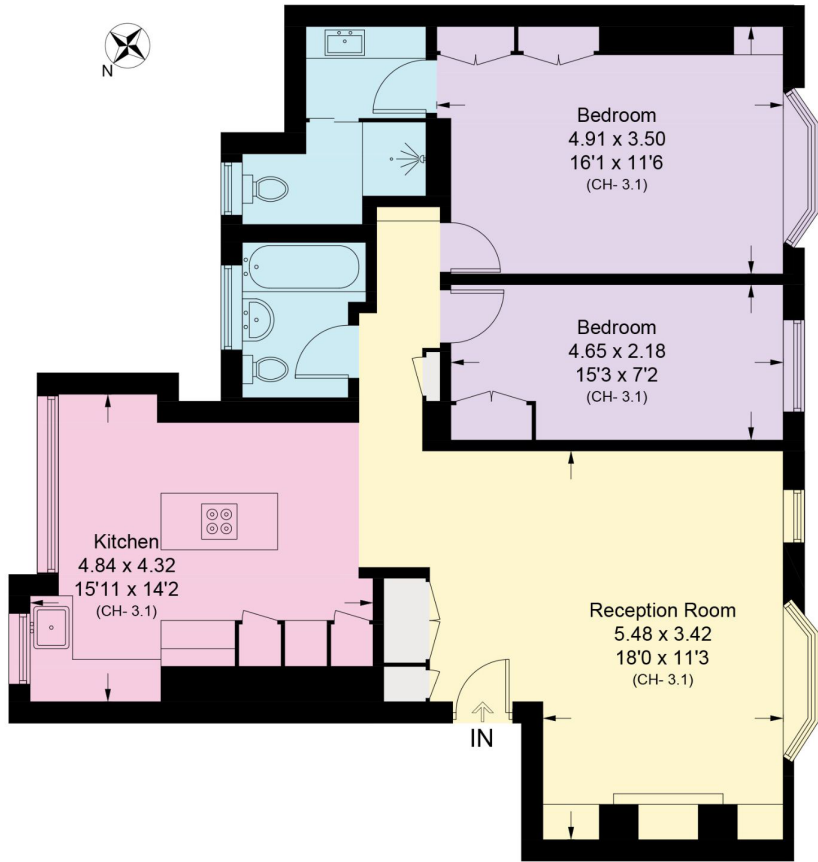




MARYLEBONE STREET

Marylebone, W1G



First Floor

Approximate Gross Internal Area = 88.0 sq m / 947 sq ft
(Including Limited Use Area = 1.5 sq m / 16 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

LUXURY AND LIGHT

Located on the first floor, this flat on Marylebone Street offers a bright and spacious living environment.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold, approximately 96 years remaining

Ground rent: peppercorn

Service charge: £4,956.67 per annum, including building insurance, reviewed every year, next review due 2025

Guide price: £2,000,000

Bathed in natural light, the living spaces are bright and welcoming, creating an inviting ambience. The open layout seamlessly connects the living area to a sleek kitchen, complete with Miele appliances. The property comprises two well-proportioned bedrooms, including a principal bedroom with an en suite bathroom. The additional bathroom is elegantly designed with mint-green tiles and crisp white fixtures. The property further benefits from two bay windows, impressive 3.1m ceiling heights and lift access.

Located in the heart of Marylebone, this flat offers easy access to Marylebone High Street known for its boutique shops and cafes. Regent's Park is just 0.5 mile away, perfect for outdoor activities. Baker Street and Bond Street tube stations are within 0.3 miles, providing excellent transport links across London.

All distances are approximate.



We would be delighted
to tell you more.

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